

## **NOTICE OF SEATTLE CITY COUNCIL PUBLIC HEARINGS ON COMMERCIAL LAND USE CODE REVISIONS AND THE 2006 COMPREHENSIVE PLAN AMENDMENTS**

The Urban Development and Planning (UDP) Committee of the Seattle City Council will conduct two public hearings on **Tuesday, November 28, 2006 starting at 5:30 p.m.**

- The first hearing, to be held at 5:30 p.m., will be on the UDP Committee recommended revisions to Commercial land use regulations. The revisions are proposed in two pieces of legislation, Council Bills 115745 and 115746. This legislation incorporates the UDP Committee changes to the Neighborhood Business District Strategy proposal made by the Mayor in May 2005.
- The second hearing, to be held from 6:30 p.m. (or from the conclusion of the first hearing, whichever is later) will be on the proposed 2006 Comprehensive Plan amendments.

### **Commercial Land Use Regulations, Rezones and Related Land Use Code Amendments**

Proposed Council Bill 115746 would make major revisions to land use regulations in Commercial (C) and Neighborhood Commercial (NC) zones, including amendments to the following standards:

1. Use regulations, development standards, and definitions.
2. Limits on the maximum size of use or business establishment.
3. Bulk regulations and Floor Area Ratio limits.
4. Regulations for structures with residential uses at street level.
5. Landscaping and usable open space requirements.
6. Parking requirements for cars and bicycles.
7. Pedestrian designations.
8. Street front development standards.
9. Rezone evaluation criteria.

In addition, areas designated Pedestrian 1 ("P1") and Pedestrian 2 ("P2") would be rezoned to a new single pedestrian designation ("P"). This new "P" designation would also be added in certain NC zoned areas in the Eastlake and Madison-Miller neighborhoods, and expanded in the Columbia City, Lake City and Greenwood/Phinney Ridge neighborhoods. The Residential ("R") designation would be eliminated citywide.

More general changes to the Land Use Code would include:

1. A new, revised definitions chapter.
2. Lower parking requirements for commercial uses citywide.
3. Making rules for home occupations and keeping of animals more generally applicable across zones.
4. Modifying the Design Review Guidelines for Multifamily and Commercial Buildings.
5. Amendments to use provisions in various zones to use newly defined use categories.
6. Clarifications, conforming changes and corrections.

Proposed Council Bill 115745 would change the City's shoreline regulations to incorporate the proposed new use definitions, make related changes to some definitions in the Shoreline chapter, and make clarifying changes. However, because the State Department of Ecology (DOE) must approve all changes to the City's Shoreline Master Program, the current definitions will continue in effect, only for purposes of the Shoreline chapter, until DOE approval is granted.

### **2006 Comprehensive Plan Amendments**

The following amendments to the Comprehensive Plan, or decisions to defer amendments, are proposed. Note that amendments #7 and #12 to the City's shoreline policies would have to be approved by the State Department of Ecology before they become effective.

1. Add a triangular area bounded by Aurora Avenue, Broad Street and Denny Way to the Uptown Urban Center.
2. Replace the current goals and policies for the Roosevelt Residential Urban Village with a new set of goals and policies.
3. Amend the First Hill Urban Center policies to remove reference to a light rail station.
4. Amend the policy that guides open space requirements in urban centers.
5. Adopt a new Urban Center Plan for South Lake Union that would supersede the current South Lake Union Neighborhood Plan. Amend the Future Land Use Map for a portion of South Lake Union from Industrial to Commercial/Mixed Use.
6. Strengthen the City's commitment to the use of zoning incentives for affordable housing.
7. Amend shoreline land use and transportation policies to address the replacement of State Route 99 (Alaskan Way Viaduct) and Seawall.
8. Amend the Future Land Use Map from Industrial to Commercial/Mixed Use for an area located between S. Dearborn Street, S. Weller Street, Rainier Ave S. and 12<sup>th</sup> Avenue S.
9. Provide greater direction on priorities for pedestrian safety improvements.
10. Strengthen the City's support of pedestrian ferry systems.
11. Defer consideration to designate North Highline a Potential Annexation Area until certain conditions are met. The UDP Committee may consider PAA designation in December if the conditions are met by that time.
12. Defer the decision until December 2006 on amending the shoreline policies to allow flexibility for the expansion of the Ferry Terminal at or adjacent to Colman Dock, including raising the height limit and allowing non-water dependent uses.

Amendments to the City's Shoreline Master Program, contained in Council Bill 115745 and the Comprehensive Plan legislation, are authorized pursuant to the Shoreline Management Act, RCW 90.58. Note that the City Council may make additions and changes to the proposals.

The public hearing will be in the Council's Chamber, 2nd floor, Seattle City Hall, 600 Fourth Avenue. The entrances to City Hall are located on the west side of Fifth Avenue, and the east side of Fourth Avenue, between James and Cherry Streets. For those who

wish to testify, a sign-up sheet will be available outside the Council Chamber one-half hour before the first public hearing.

Questions concerning the public hearing process should be directed to Neil Powers in Councilmember Steinbrueck's office, by calling 684-8804 or via e-mail at: [neil.powers@seattle.gov](mailto:neil.powers@seattle.gov).

The City Council Chamber is accessible. Print and communications access is provided on prior request. Please contact Neil Powers at 684-8804 as soon as possible to request accommodations for a disability.

### **Written Comments**

For those unable to attend the public hearing, written comments may be sent by 5:00 p.m. on November 24, 2006 to:

**Councilmember Peter Steinbrueck  
Legislative Department  
600 Fourth Avenue Floor 2  
PO Box 34025  
Seattle, WA 98124-4025**

### **INFORMATION AVAILABLE**

The proposed legislation for both the recommended Commercial code revisions, and the proposed 2006 Comprehensive Plan amendments, may be viewed and/or downloaded on the Council's website, at <http://www.seattle.gov/council/issues/commercial.htm> and [http://www.seattle.gov/council/issues/comprehensive\\_plan\\_2006.htm](http://www.seattle.gov/council/issues/comprehensive_plan_2006.htm). The documents are also available from the Department of Planning and Development's Public Resource Center, 700 Fifth Avenue, Suite 2000 in the Key Tower, (206) 684-8467. The Public Resource Center is open from 7:30 a.m. to 5:30 p.m. on Mondays, Wednesdays, and Fridays; and from 10:30 a.m. to 5:30 p.m. on Tuesdays and Thursdays.

Questions about the recommended Commercial land use code revisions should be directed to:

Rebecca Herzfeld, City Council Central Staff, at (206) 615-1674 or via email at [rebecca.herzfeld@seattle.gov](mailto:rebecca.herzfeld@seattle.gov), or

Lish Whitson, Department of Planning and Development, at (206) 233-0079 or via email at [lish.whitson@seattle.gov](mailto:lish.whitson@seattle.gov)

Questions about the proposed 2006 Comprehensive Plan revisions should be directed to:

Rebecca Herzfeld, City Council Central Staff (see contact information above),

Ketil Freeman, City Council Central Staff, at (206) 684-8178 or via email at

[ketil.freeman@seattle.gov](mailto:ketil.freeman@seattle.gov), or

Tom Hauger, Department of Planning and Development, at (206) 684-8380 or via email at [tom.hauger@seattle.gov](mailto:tom.hauger@seattle.gov)